

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
CANNISTRARO, JOHN C & RITA A TR EEL RIVER REALTY TRUST 473 EEL RIVER ROAD  OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed		
			4 Gas		1 Excel View	RESIDNTL	1010	801,100	801,100		
			6 Septic			RES LAND	1010	4,695,000	4,695,000		
<b>SUPPLEMENTAL DATA</b>						Total				5,496,100	5,496,100
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT E11-1 #DL 2 GIS ID F_960114_2685761				Plan Ref. Land Ct# 2664-44 #SR Life Estate PP STATU D:Deleted Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CANNISTRARO, JOHN C & RITA A TRS CANNISTRARO, RITAA		C184020	0	09-04-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		C82790	0	09-10-1980	U		0		2023	1010	692,100	2022	1010	585,600	2021	1010	423,200
									1010	4,268,200		1010	3,044,500		1010	3,044,500	75,700
									Total		4,960,300	Total		3,630,100	Total		3,543,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2023	5C	RESIDENTIAL EXEMPTION																
			Total			0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name		B	Tracing		Batch											
WF11						OSTVIL											
NOTES																	
										Appraised Bldg. Value (Card)	673,800						
										Appraised Xf (B) Value (Bldg)	51,600						
										Appraised Ob (B) Value (Bldg)	75,700						
										Appraised Land Value (Bldg)	4,695,000						
										Special Land Value	0						
										Total Appraised Parcel Value	5,496,100						
										Valuation Method	C						
										Total Appraised Parcel Value	5,496,100						

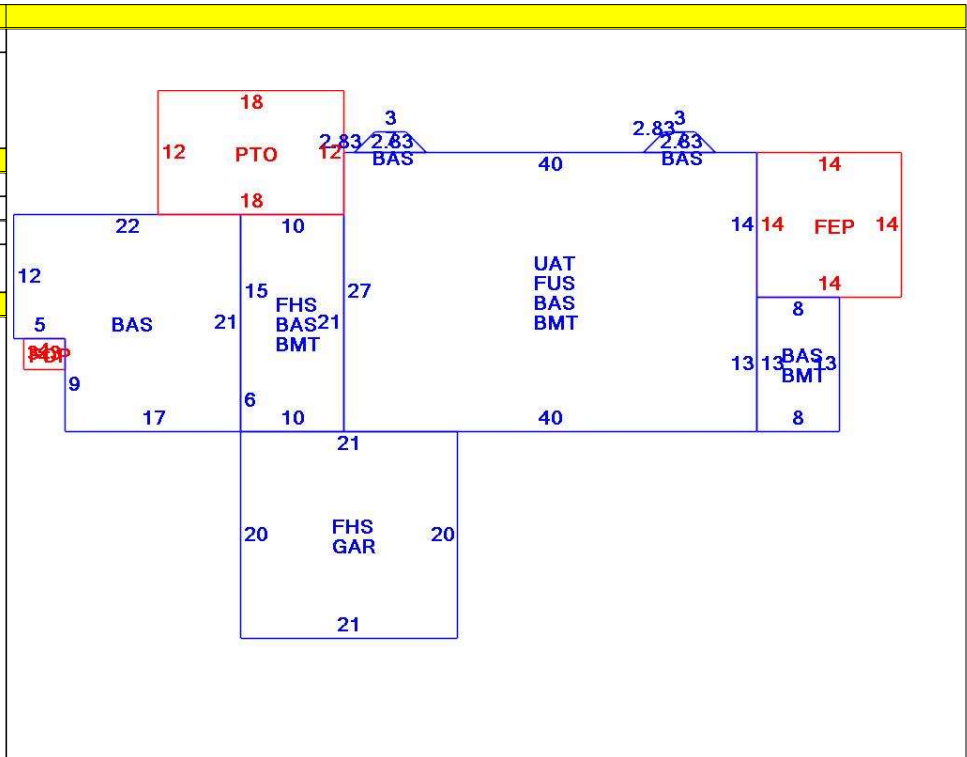
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
200801947	04-14-2008	GN	Generator	0		100	06-30-2010	GENERATOR	02-28-2023	YB	03		16	In Office Review
200706797	01-07-2008	AD	Addition	175,000	08-01-2008	100	06-30-2008	EXP 16X8,12X10 KIT	08-16-2022	BM	22		22	Change of Address
55610	09-05-2001	DK	Dock	26,000	04-22-2003	100	01-01-2003		05-28-2020	WD			FR	Field Review
B25889	12-01-1983	AD	Addition	0	01-15-1985	100		OS ADD'N	11-16-2016	KM	02		03	Cycl Insp Comp
									03-15-2010	NF	03		16	In Office Review
									08-07-2008	JG	03		16	In Office Review
									08-01-2008	MK	02		01	Meas/Est

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RF-1	3	0.850 AC	176,344.00	1.16009	1.0000	5	1.00	WF11	27.000		1.0000	5,523,534	4,695,000
Total Card Land Units					0.85	AC	Parcel Total Land Area					0.85	Total Land Value			4,695,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	02	Wall Brd/Wood			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	13				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	51	5 Full-1 Half			

CONDO DATA				
Parcel Id		C	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		922,975
Year Built		1920
Effective Year Built		1984
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		27
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		73
RCNLD		673,800
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	Fireplace 2 sto	B	1	7000.00	1984		73		0.00	5,100
DKAV	Dock-Ave	L	1	100000.0	2002		66		0.00	66,000
GEN	Emergency Ge	L	1	5550.00	2008		78		0.00	4,300
PATF	Flagstone Pav	L	216	30.00	1996		77		0.00	5,400
FOP	Open Porch-ro	B	12	55.00	1984		73		0.00	900
FEP	Enclosed porc	B	196	70.00	1984		73		0.00	9,000
GAR	Attached Gara	B	420	40.00	1984		73		0.00	12,100
BMT	Basement-Unfi	B	1,394	26.01	1984		73		0.00	24,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,831	1,831	1,831	276.84	506,889
BMT	Basement Area	0	1,394	0	0.00	0
FEP	Enclosed Porch	0	196	0	0.00	0
FHS	Half Story	315	630	315	138.42	87,204
FOP	Open Porch	0	12	0	0.00	0
FUS	Upper Story	1,080	1,080	1,080	276.84	298,984
GAR	Attached Garage	0	420	0	0.00	0
PTO	Patio	0	216	0	0.00	0
UAT	Attic, Unfinished	0	1,080	108	27.68	29,898
Ttl Gross Liv / Lease Area		3,226	6,859	3,334		922,975

